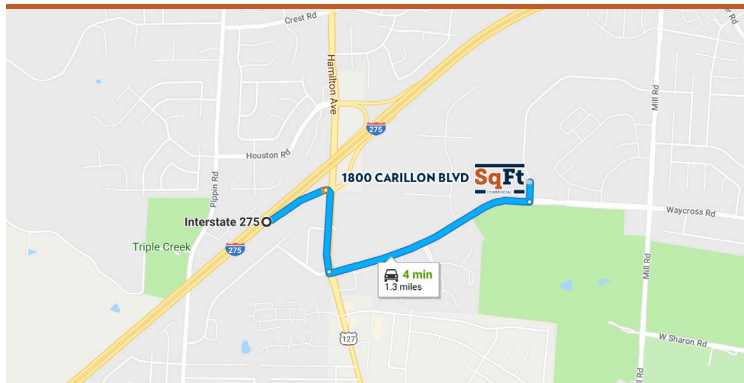




1800 CARILLON BLVD, FOREST PARK, OH 45240 - HAMILTON COUNTY

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS



37,500 Total SqFt

- Business Park Setting
- Situated on 5.54 Acres with Room for Expansion
- 95+ Parking Spaces
- Within Minutes to I-275

Total SqFt:	37,500
Warehouse SqFt:	8,288
Office SqFt:	29,212
Acreage:	5.54 acres
Clear Height	13' feet in warehouse and 9' in office
Year Built:	2001
Type Construction:	Steel and masonry
Lighting:	Flourescent
Column Spacing	25' x 25' in warehouse area
Dock doors:	One (1) - 8' x 10'
Drive-in doors:	One (1) - 10' x 10'
Sprinkler:	Yes; Wet System

Electrical Service:	800amp/3-phase
Heat:	Natural gas forced air units/natural gas fired unit heaters in warehouse
Roof:	Rubber membrane
Truck court:	Concrete/Asphalt 100'
Parking Lot	95+ space and expandable
Restrooms	1 set on first floor, 1 set on 2nd floor, lockerroom with shower & trench drains in warehouse
Assessed Valuation:	\$3,097,170
Annual Property Taxes:	\$122,193
Hamilton County Parcel ID:	591-0023-0016-00

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

1800 CARILLON BLVD
FOREST PARK, OH

ADDITIONAL PHOTOS



CLICK HERE FOR AERIAL PHOTOS

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AERIAL



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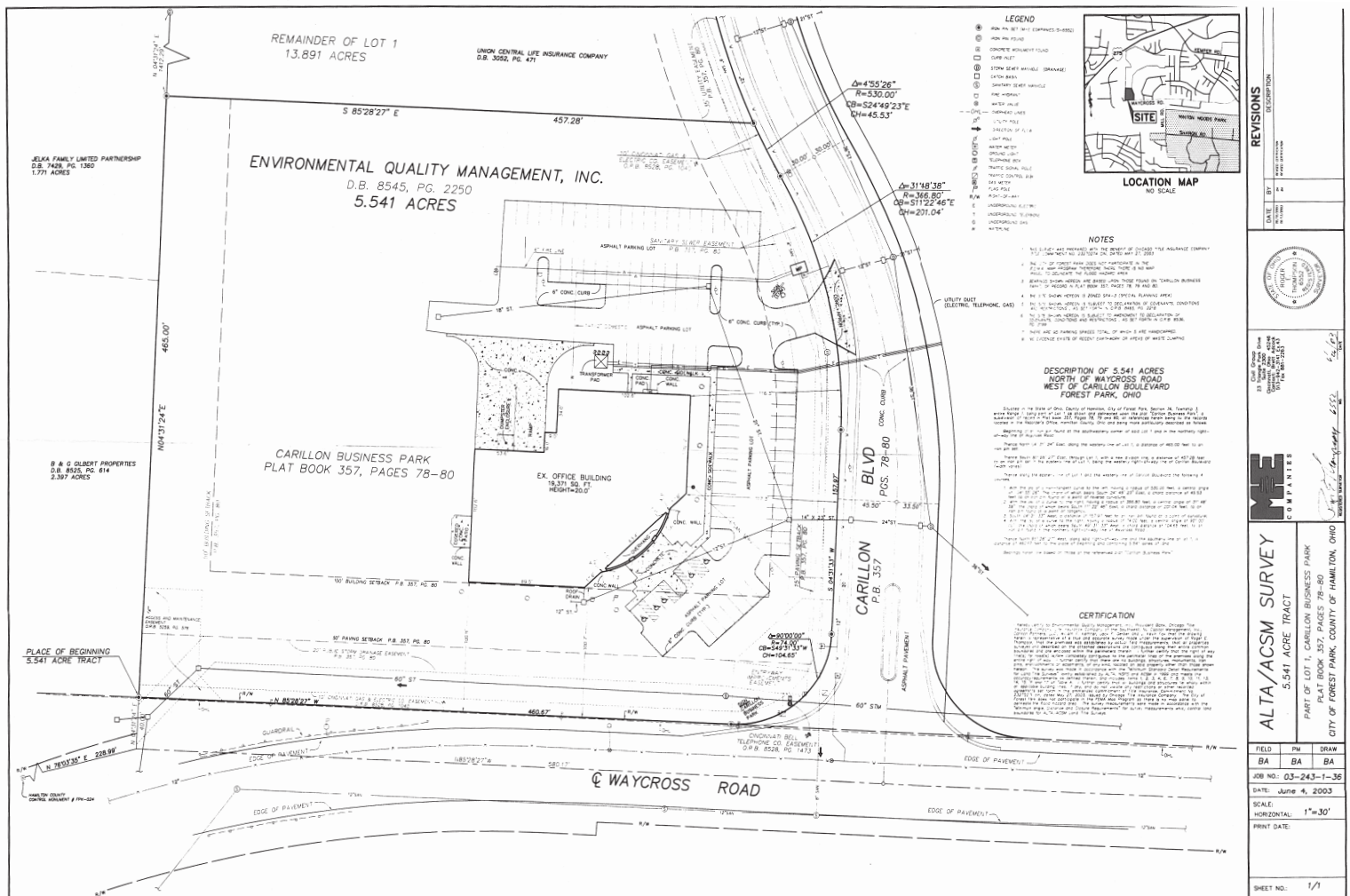


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SITE MAP



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1800 CARILLON BLVD
FOREST PARK, OH

FLOOR PLAN



GROUND FLR.

1/16" = 1'-0" @ 24X36



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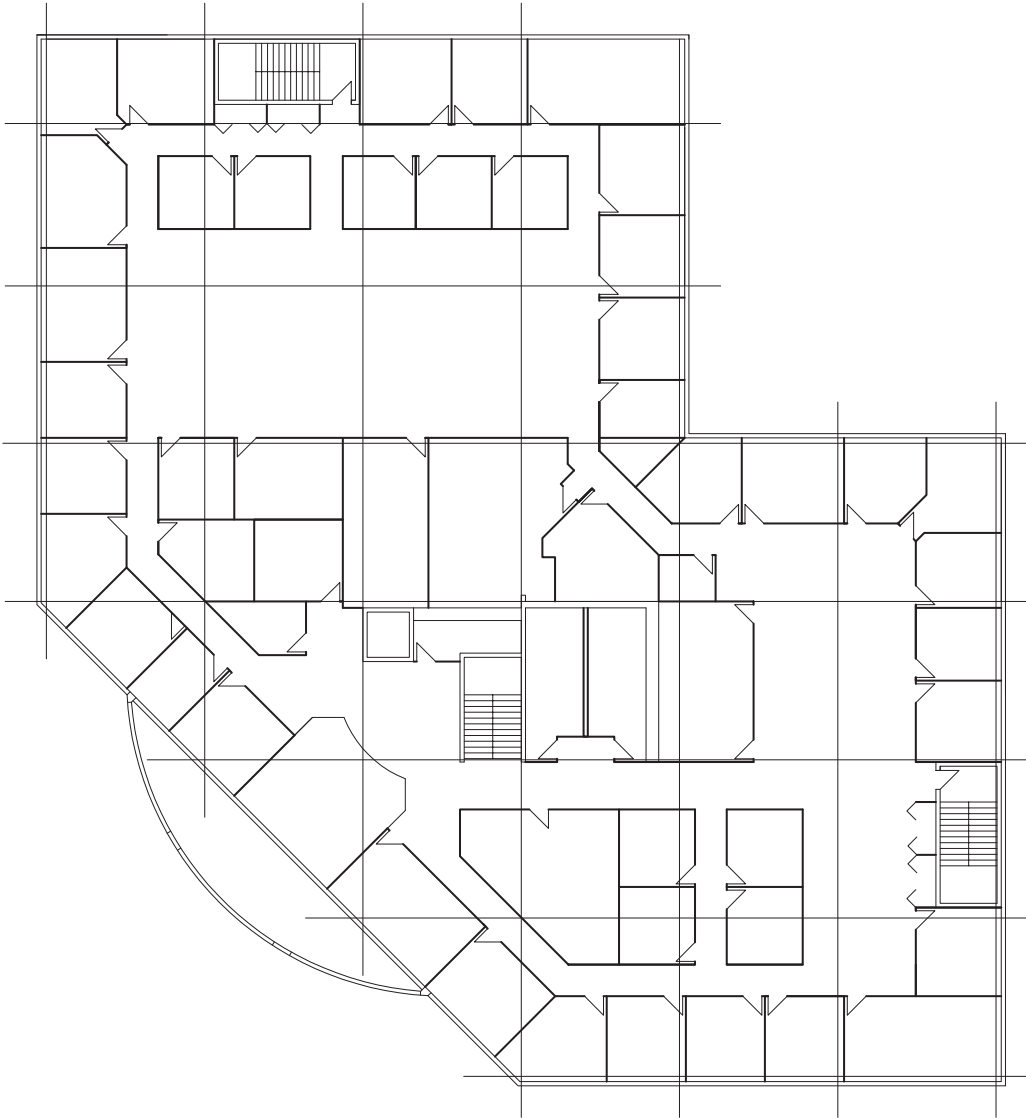
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1800 CARILLON BLVD
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FLOOR PLAN



SECOND FLR.

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